

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Thursday, 19 December 2024</b>
Relevant Scrutiny Committee:	Corporate Performance and Resources
Report Title:	Holm View Leisure Centre, Barry
Purpose of Report:	To seek authority to market the property for a range of community uses.
Report Owner:	Cabinet Member for Leisure Sport and Wellbeing
Responsible Officer:	Head of Service – Neighbourhood Services
Elected Member and Officer Consultation:	<p>Chief Executive</p> <p>Director of Corporate Resources</p> <p>Operational Manager, Property</p> <p>Operational Manager, Leisure Services</p> <p>Head of Finance/S151 Officer</p> <p>Monitoring Officer/Head of Legal and Democratic Services</p>
Policy Framework:	This is a matter for Executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>Holm View Leisure Centre was returned to Council’s control in January 2021 as part of the extension agreement for the Leisure Management Contract. The building was used temporarily by Cardiff and Vale University Health Board (UHB) as a mass vaccination centre during the COVID Pandemic. The building then returned to the Council’s control in March 2023.</li> <li>Since that time, the Council has been considering a longer-term solution for the building’s future and this work is ongoing. There has been no immediate requirement identified within the Council for the building and therefore, it is proposed that a meanwhile use is looked for which would benefit the community in the short term. Given the location of the building and the opportunities it could offer to both its local community and the wider community of the Vale of Glamorgan, it is proposed to market a short term 5-year lease opportunity for community use proposals. This report seeks authority to embark on a marketing exercise in early 2025 in order to seek a community partner.</li> </ul>	

## **Recommendations**

1. That delegated authority is granted to the Director of Corporate Resources in consultation with the Chief Executive, Director of Environmental and Housing Services and the Monitoring Officer/Head of Legal and Democratic Services to market Holm View Leisure Centre by virtue of a 5-year lease opportunity for a range of community related uses.
2. That delegated authority is granted to the Director of Corporate Resources in consultation with the Chief Executive, the Director of Environment and Housing Services and the Executive Leader and Cabinet Member for Performance and Resources to consider the bid proposals, confirm the preferred bidder and instruct the Monitoring Officer/Head of Legal and Democratic Services to draft the lease at the appropriate time.
3. That the Monitoring Officer/Head of Legal and Democratic Services be authorised to enter into all necessary documentation in order to complete and execute the lease agreement and any other related documentation required.

## **Reasons for Recommendations**

1. To enable the property to be marketed at the earliest opportunity.
2. To enable a preferred bidder to be identified and for the legal team to be instructed.
3. To enable the lease to be completed at the earliest opportunity.

## **1. Background**

### **1.1** In October 2018 (Minute C434) Cabinet resolved:

(1) T H A T the Director of Environment and Housing be authorised, in consultation with the Managing Director, the Leader, and the Cabinet Member for Social Care, Health and Leisure, to activate and negotiate the terms of the five year extension clause contained within the original Leisure Management contract, subject to agreement being reached with Parkwood Leisure Limited, currently sub-contracted to Legacy Leisure, on the issues detailed in the report.

(2) T H A T subject to the necessary contract formalities being completed, the contract extension be agreed at the earliest opportunity.

(3) T H A T the Monitoring Officer / Head of Legal and Democratic Services be authorised to agree the terms and execute necessary contract extension documentation and agree the terms and execute any requisite variations to Leisure Centre leases.

(4) T H A T the Director of Environment and Housing produce a further report on the future of Holm View Leisure Centre following confirmation that it be returned to the Council's direct control.

### **1.2** Those resolutions were completed with the most recent update report being presented to Cabinet in January 2020 where it was resolved:

- (1) T H A T the Holm View Leisure Centre be declared as surplus to Council requirements.
- (2) T H A T delegated authority be granted to the Director of Environment and Housing Services in consultation with the Head of Finance and Section 151 Officer to market the property by way of a long leasehold opportunity for a range of community uses as identified in a planning brief.
- (3) T H A T an update report be presented to Cabinet with the outcome of the marketing process with clear recommendations for the future of the Holm View Leisure Centre at the appropriate time.

- 1.3** Shortly after the resolution set out above, Cabinet will be aware that a Global Pandemic ensued, and the Country went into a significant period of “lockdown”. All marketing plans were therefore put on hold and the Council worked in partnership with the Cardiff and Vale UHB to allow the property to be utilised as a mass vaccination centre for many months. The property was formally handed back by the UHB to the Council’s Leisure Services team in March 2023. Since this time, there have been several different internal service uses considered, however none of these have developed into a viable business case proposals to date.

## **2. Key Issues for Consideration**

- 2.1** Given the period of time since the last resolution of Cabinet, and in the context of the current Reshaping Programme (including the Reshaping Assets and Strengthening Communities themes), the Council is currently re-considering the long-term future of the asset. Whilst options are considered, officers have been considering a short-term option of offering a short-term lease for a community related use. The Council is aware of the strong interest from the local community in relation to the future of the property and over the last few years a number of voluntary and/or charitable organisations have made enquiries about the future of the site.
- 2.2** Cabinet will note that the site is within the area that the Public Services Board (PSB)’s project on tackling and preventing deprivation is concentrating as Gibbonsdown is one of the most deprived Lower Layer Super Output Areas in Barry and Wales. It is therefore proposed that this project will make strong connections with the PSB project, including using the evidence base that has been developed by the project to help inform the selection of the community partner.
- 2.3** There has also been a very recent expression of interest in this asset by a community group. As there are likely to be a number of potential interested parties who might be interested in this property, it is recommended that availability of the property via a short term 5-year lease opportunity is advertised on the open market via a tender process. Any new tenant would be required to demonstrate that the building will be primarily used for community benefit and

will also be required to confirm that there would be no on-going costs over the term of the lease agreement to the Council in relation to their proposal. The building will be offered in its current condition with full repairing and maintenance obligations passing to the new tenant. It is recommended that an initial 5-year lease be offered to ensure that any ingoing tenant's proposals are viable and also are offering a sustainable service to the community whilst the Council consider the long-term future of the asset. The Council would consider the position at the end of the 5-year period; however, no assurance will be provided in terms of a longer-term arrangement whilst the Council's Reshaping Assets Group consider the longer-term future of the asset.

- 2.4** The land/building area to be offered is attached at Appendix A. Cabinet will note that this excludes the car park that is shared with the Community Enterprise Centre.
- 2.5** It is proposed that the marketing will include a brief planning statement with a range of suggested community uses which are linked to the Health and Wellbeing objectives and bids should have a positive impact on the local community.

### **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1** Long Term: The proposal to offer Holm View to the market for a short-term period will allow the Council to consider the longer-term future of the property and in the meantime will provide a valuable community facility if an operator is identified.
- 3.2** Prevention: A lease arrangement to a community-based organisation would emphasise the Council's commitment to providing local community facilities which are proven to assist with reducing the reliance of communities on other agency services such as the health sector.
- 3.3** Integration: A key criterion will be used to evaluate proposals to ensure that integration potential of applications in relation to existing Council services and community needs is considered, particularly in the immediate area surrounding Holm View.
- 3.4** Collaboration: The recommendation to seek a partner for Holm View via a lease has the potential to demonstrate how an external 'not for private profit' organisation and the Council can work together to provide quality services.
- 3.5** Involvement: The ability of prospective operators of the building to demonstrate Community involvement will also be a key criteria considered in the evaluation of proposals received.

## **4. Climate Change and Nature Implications**

- 4.1** Any ingoing tenant will be required to use solvent-free and hydrocarbon free products for cleaning purposes, and our standard lease terms state that Tenants must not use or sell single use plastics from our premises and our terms prevent the launching of Chinese style lanterns or balloons from Council land/buildings.

## **5. Resources and Legal Considerations**

### **Financial**

- 5.1** Bidders will be asked to set out how they will fund capital and revenue costs associated with running the building. Any proposal considered will need to be cost neutral for the Council. Bidders will also be requested to set out their rental offer in their proposal.
- 5.2** There will be resource implications as a result of the recommendation to market this property (officer time and minor costs associated with the marketing of the property), however these will be met from existing budgets using current staff resources.
- 5.3** The expectation would be that a small saving to the Council will be made. The Leisure Service is currently responsible for a small utilities charge for the vacant building. In addition, there is potential for a significant business rates saving as the expectation would be for the ingoing Tenant to be responsible for all such costs. It is recommended that any charity group applying for the lease be a registered Charity which could potentially benefit them in terms of business rates exemptions/reductions as a result of a Charity status.

### **Employment**

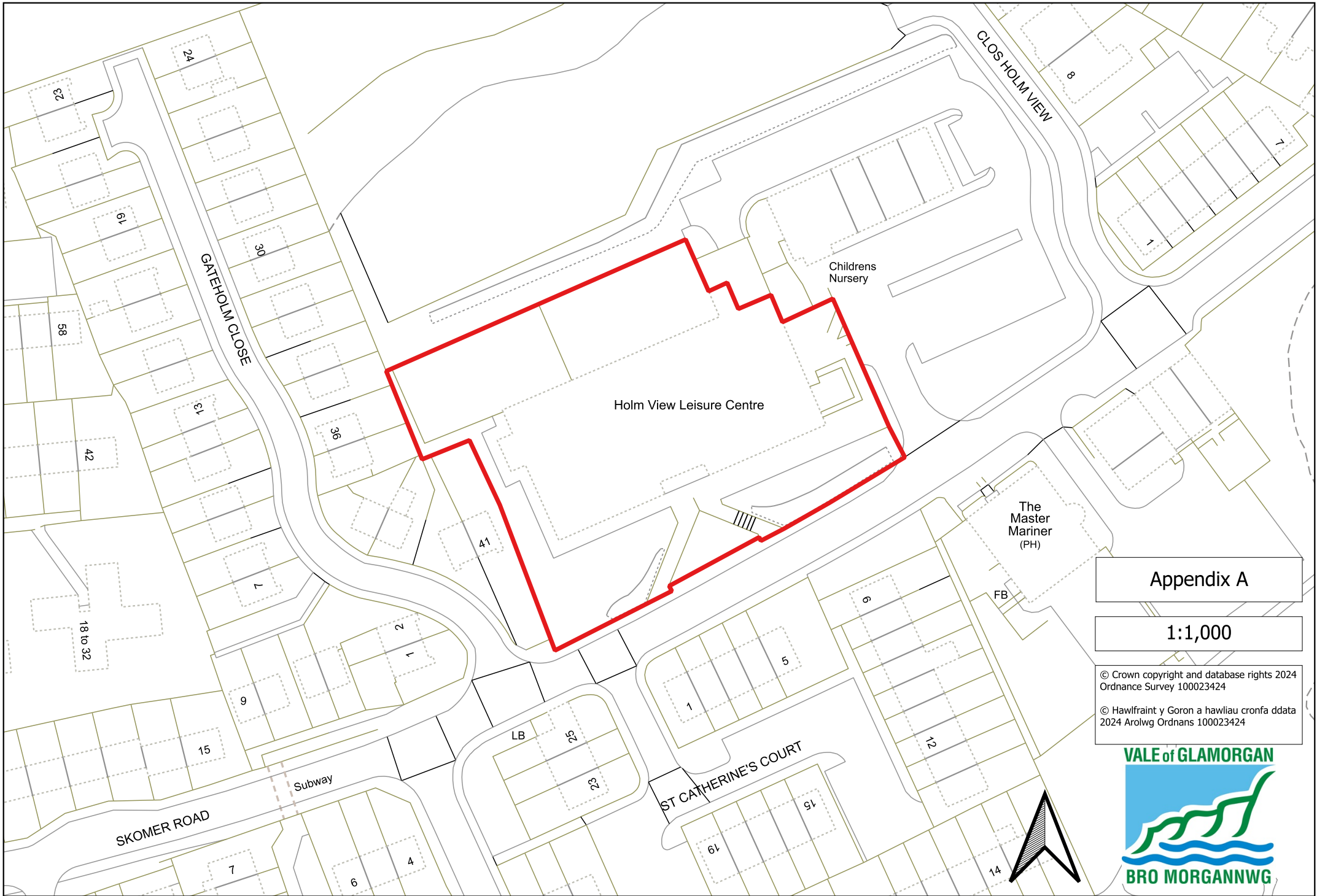
- 5.4** The building is currently vacant, and no staff work from the facility. As such there are no direct employment consequences as a result of this report.

### **Legal (Including Equalities)**

- 5.5** The Council has a duty pursuant to S123 of the Local Government Act to obtain best consideration for any land or property disposals. A 5-year lease would not be subject to this Statutory requirement; however, all bids will be considered on their merits and rental offers will be considered alongside all other aspects of the bid. There are no other direct legal or equalities issues associated with this report.

## **6. Background Papers**

None.



Appendix A

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VALE of GLAMORGAN



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